

Approved 10-27-08

**Call to Order** by Co-Chairman Balcius at 7:00 p.m.

C. Balcius reminded guests present to sign in.

**Members Present:** Cynthia Balcius-Co-Chairman , Bill Curtin- Selectman Representative, Tom Hoopes, Scott Williams, Timothy Roy, David Hussey, Bonnie Dunbar-Alternate, Sharon Penney-Town Planner, Stacey Ames-Assistant to Planner.

**Appointment of Alternates.** Bonnie Dunbar appointed as a member for the meeting.

**Approval of Minutes.** None to approve.

Alton CIP Committee would like to make a brief presentation of the proposals submitted departments.

**Approval of Agenda Motion** by B. Curtin to amend the agenda to put the CIP review committee to be heard first in the agenda. Second by D. Hussey. T. Hoopes made the Board aware he was on this committee. C. Balcius acknowledged this. No further discussion. Vote unanimous.

Marcella Perry presented reports to board.

Thad Gulbrandsen reviewed report distributed. Recreation department – plowing for sidewalks replacement of equipment and put funds in capital reserve for 2012. Highway department – 2 purchases (replacement of pick up truck and purchase a roller).

C. Balcius asked if the history of monies put aside in the past have been successful.

M. Perry responded they have been putting funds aside but not enough and purchases do not happen like they should. Funds have not always been put aside when requested as they were voted down.

The Committee is hoping that since school requested are down somewhat this year that the Recreation Department request may be a good year to present this. Currently they rent a roller when needed.

M. Perry stated on behalf of the committee that this piece of equipment is needed. Also noted the items highlighted in bold are being strongly recommended.

Solid Waste center improvements are many and will be necessary for the town to make money and have successful recycling in the future.

Town Hall Generator – greatly needed as this building is an emergency location and also for the computer server.

Sidewalks on Route 28 to the new high school.

Fire Department – items the Committee felt important were the ladder truck in putting funds aside. They have requested this for several years and money has not been put aside. (\$300,000) Current truck is 1989. Also issue about the Fire Boat. It needs some work done to it (\$8,000). 1998 vehicle is down and requesting \$36,000. Rescue vehicle – last payment on vehicle.

Patrol cars – town looking at a program for leasing vehicles. Capital reserve for expansion or renovations for the police department.

School department - \$100,000 special education reserve. Monies have been put aside each year.

Long range planning building or renovation fund. These are plans for the Central School.

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Land purchases. Non-public discussion does not permit discussion but monies need to be set aside.

Recommending Police and School budget as presented and all other items highlighted feel there is particular emphasis.

**Motion** by S. Williams to accept the CIP committee work as presented and pass it on to the next level. Second by T. Roy no discussion. Vote unanimous.

**Public Input** None seen or heard, public input closed.

**Case #P08-27**

**Map 43, Lots 3 & 8**

**Boundary Line Adjustment**

**George Chrisenton**

**Trask Side Road**

Application submitted by George Chrisenton to propose a Boundary Line Adjustment for Map 43 lots 3 & 8. The purpose is to adjust the areas between the two lots to meet the zoning requirement of 30,000 sq. ft. A Variance has been granted to allow road frontage of less than the required 150' with the condition that the proposed Boundary Line Adjustment is approved. This parcel is located in the Lakeshore Residential Zone.

Present for this case: George Chrisenton.

Planner review – slight adjustment to one of the lots; improving the smaller lot and making it more conforming. Waivers on elevations and wetlands.

**Motion** by T. Hoopes to accept the application for P08-27, Map 43, Lots 3 & 8 for a Boundary Line Adjustment and grant the waivers requested for elevations 7.2.27 and wetlands 7.2.33. Second by B. Dunbar. No discussion. Vote unanimous.

Applicant noted to the Board the plans that were submitted.

T. Hoopes wanted to make sure that the applicant could represent himself under his license.

T. Chrisenton stated he could.

Open to the public – none seen or heard, public input closed.

**Motion** by S. Williams approved the application for P08-27 for Map 43, Lots 3 & 8 for a Boundary Line Adjustment with waivers elevations 7.2.27 and wetlands 7.2.33. Second by D. Hussey. No discussion. Vote unanimous.

**Case P08-28**

**Map 32, Lots 19 & 20**

**Boundary Line Adjustment**

**Joseph Byrne**

**Riverlake West Street**

Application submitted by George Chrisenton on behalf of Joseph & Derek Byrne for a proposed Boundary Line Adjustment between Map 32, Lots 19 & 20. The proposed change will provide the required set backs of 10 feet as required by the Town of Alton Zoning Ordinances. Total lot areas will remain the same. This parcel is located in the Residential Zone.

Present for this case: George Chrisenton.

Planner review noted no actual change to lot areas. Building Code Official has no issue with this adjustment. Waivers requested are for elevations and wetlands.

**Motion** by S. Williams to accept the application for P08-28, Map 32, Lots 19 & 20 for a Boundary Line Adjustment and for the requested waivers of 7.2.27 elevations, 7.2.33 wetlands. Second by D. Hussey. No discussion. Vote unanimous.

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Discussion with applicant. Noted pins have been set.

Open to the public – None seen or heard. Public input closed.

**Motion** by S. Williams to approved the application for P08-28 for a Boundary Line Adjustment with waivers for elevations 7.2.27 and wetlands 7.2.33. Second by D. Hussey. No discussion. Vote unanimous.

The Board took a brief recess at 7:45 p.m.

The Board resumed the meeting at 8:50 p.m.

**Case P08-29**

**Map 14, Lot 22-4**

**Subdivision**

**Bayview Forest & Development**

**Route 28A & Austin Road**

Application submitted by Brown Engineering on behalf of applicant Bayview Forest & Development for a proposed 42 lot Subdivision of approximately 102.5 acres. Construction will be in two phases. This parcel is located primarily in the Lakeshore Residential Zone with approximately 8 acres in the Residential Rural Zone.

Present for this case: Dennis Brown, Brian Connelly.

B. Curtin had a concern for a conflict of interest and has checked with Town Counsel and noted he has nothing to gain either way and will remain seated for this case.

C. Balcius asked if Ken Roberts commented on this application yet.

S. Penney stated no.

Planner summary – major subdivision on significant impact. Came before as a design review November 2007. One of the waiver requests is relief from 25 ft natural vegetative buffer. Asking that the Board look at this waiver with regard to acceptance. Noted there are a lot of inherent factors due to size.

C. Balcius – concern on ledge outcrops.

D. Brown noted explanation on plans with regard to ledge outcrops,

D. Hussey would like to see this noted for each lot. Concern for wetland buffer waiver request.

C. Balcius asked if this has been before the State Wetlands Bureau and asked for notes from their meetings before any decisions are made.

D. Brown noted they have not submitted their wetlands application, alteration of terrain or DOT. Looking for approval of application.

T. Hoopes has concern on the buffer request, especially that this land tends to be flashy. What is the legal access for this property.

D. Brown noted Austin Road and Swan Lake Road.

T. Hoopes noted there is no legal access on Swan Lake Road.

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D. Brown noted a letter to J. Sessler from R. LeDue noting the legal access to Swan Lake Road property through and easement .

S. Penney noted this is an easement.

B. Dunbar noted this letter stated this was for the purpose of surveying. Pass and repass not for a road.

Discussion of vernal pools, and C. Balcius suggested the applicant discuss this with State EPA.

C. Balcius concern for treatment swales.

S. Williams expressed concern for wetlands buffer waiver before moving any further.

**Motion** by T. Hoopes to not accept the application for P08-29, Map 14, Lot 22-4 for a subdivision specifically because the Board is not willing to grant the waiver for the 25 ft. buffer zone, with question to legal access to the property other than 28A, and need specific information on the site as to the soil types and the need for more specific mapping. Second by D. Hussey. No discussion. Vote unanimous.

Moved to Design review of this project.

C. Balcius encouraged applicant to look at the hydrology, if there is going to be blasting, soils, wildlife, and additional drainage down slopes.

Discussion of the road accesses, traffic studies, noting this would need to be presented to the Selectmen for approval. Impact of impermeable surfaces now and then when houses are put in. Concern for the stream and the impact on this. Also suggested to show building footprints.

Open for public hearing.

Paul White – Swan Lake Trail. Directly opposed to opening up Swan Lake Trail. Concern for terrain. Concern for town services would not be adequate for this size of a subdivision. Concern for erosion.

Joe Thomas – question on procedure and who makes the decisions. Asked about the easement and wording.

C. Balcius noted the authority of the Planning Board in comparison with the Board of Selectmen.

Steve McMahan – Austin Road. Concern for 42 houses going in at that area and current roads will not handle this traffic. This project is too much for the area.

T. Hoopes noted the applicant has the right to develop his property as well as it does not overly impact the land.

C. Balcius concern for the condition of the road and that she would strong suggest an environmental impact study, and a cutting and planting plan and also how this would affect the view shed.

Mike Wright – Swan Lake Trail. Concern for a traffic study and pulling out on to Route 28. Concern on what will happen to the current cul-de-sac.

Chris Whalen – Swan Lake Trail. Concern for the impact on the trail and if this connects to 28A.

Joe Thomas – concern for houses being placed close together.

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C. Balcius noted workshop for the Planning Board where decisions are made and reviewed for change for the benefit of the town.

No further public requests seen or heard.  
Closed public input.

B. Connelly asked the board with regard to the landscape plan request is this from the view from where.

C. Balcius noted this was not on each lot, but with general explanation on cutting, view from the Bay.

B. Dunbar suggested taking pictures of the property from the Bay and from below noting what lots will be seen and not seen and they can make a determination from that.

T. Roy asked about subdivision regulations noting road standards and being brought up to standards.

B. Connelly noted he did discuss this with Ken Roberts and he was agreeable with this project.

D. Brown commented they would be addressing the road concerns, stated they need better communication with the town attorney (Noted he should go through the Town Planner regarding the application but any discussion on roads should go through the Selectmen). Mentioned the colored plans to help public clarification and concern for comments on size of wetlands and steep areas that are not correct. The wetlands are 14.9 percent and slopes are 15-25%.

**Other Business**

1. Old Business. None.
2. New Business
  - A. CIP review (moved and approved to be heard at beginning of agenda)
  - B. T. Hoopes requested to purchase a digital recorder. **Motion** by T. Hoopes the Planning Board to acquire a digital recording piece of equipment at the discretion of the Planning Department. Second by B. Curtin. No discussion. Vote unanimous.
3. Correspondence, None.
4. Any other business that may come before the Board.
  - A. Workshop date set for Monday, October 27 at 6:00 p.m. Cindy to send out an agenda.
  - B. S. Williams would like to move the discussion of the minutes to Other Business in the agenda. **Motion** by S. Williams move to have the approval of the minutes to be put in Other business of the agenda. Second by T. Roy. No discussion. Vote unanimous.

**Motion** by S. Williams adjourn the public portion of the meeting and go into nonpublic session according to RSA 91-A:3. Second D. Hussey. No discussion. Vote unanimous.

Respectfully submitted,

Carolyn B. Schaeffner  
Recording Secretary